

*A deceptive detached 3 bedroomed cottage with garden and parking in a popular Village location.
Cribyn, West Wales*



Caecoch, Cribyn, Lampeter, Ceredigion. SA48 7NG.

£205,000

REF: R/4430/LD

*** No onward chain - Motivated Seller *** Charming and deceptive cottage *** Character 3 bedroomed period accommodation *** Suiting 1st Time Buyers/Investment Purchasers *** Popular Village Community *** UPVC double glazing, oil fired central heating and internal wall and floor insulation *** Modern kitchen and bathroom

*** Private terraced lawned garden to the side and rear *** Useful gated car port or as potential garage *** Off street parking *** Country views to the front

*** Convenient location - Near the larger Towns of Lampeter, Aberaeron and Aberystwyth *** Contact us to view today *** A most delightful cottage in a scenic position



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LOCATION

Cribyn is located on the B4337 road between Temple Bar and Llanwnnen and is set amongst the delightful countryside, just 5 miles from the University Town of Lampeter and 7 miles from the Georgian Coastal and Harbour Town of Aberaeron and the renowned Cardigan Bay Coast.

GENERAL DESCRIPTION

Here we have on offer a deceptively spacious detached period cottage offering delightful 3 bedrooomed accommodation that benefits from oil fired central heating and UPVC double glazing.

The property lies adjacent to the B4337 and enjoys off street parking and a car port/garage.

The garden is terraced and laid to lawn and is positioned t the side and rear of the property.

THE ACCOMMODATION

LIVING ROOM

13' 5" x 19' 5" (4.09m x 5.92m). Having access via a UPVC half glazed front entrance door, oak flooring, Bespoke stone fireplace with exposed chimney breast housing a cast iron multi fuel stove, original 'A' framed beams, feature stained glass window, hatch opening onto loft area, radiator, spot lighting, made to measure blinds.

LIVING ROOM (SECOND ANGLE)



FIREPLACE IN LIVING ROOM



KITCHEN

15' 7" x 7' 8" (4.75m x 2.34m). A modern cottage style fitted kitchen with wall and floor units with work surfaces over, fitted electric oven with 4 ring gas hob with extractor hood over, 1 1/2 sink and drainer unit with mixer tap, plumbing and space for automatic washing machine and dishwasher, half glazed rear entrance door to garden yard area with steps leading to the garden, fitted blinds.



KITCHEN (SECOND ANGLE)



BEDROOM 3/OFFICE

13' 3" x 7' 4" (4.04m x 2.24m). With radiator, oak flooring, made to measure blinds.



INNER HALLWAY

With Velux window.

REAR BEDROOM 2

7' 8" x 10' 4" (2.34m x 3.15m). With radiator, made to measure blinds.



REAR BEDROOM 1

13' 4" x 10' 9" (4.06m x 3.28m). With radiator, made to measure blinds.



REAR BEDROOM 1 (SECOND ANGLE)



BATHROOM

Refurbished and part tiled walls comprising of a 4 piece suite with corner glazed shower cubicle, panelled bath, low level flush w.c., pedestal wash hand basin with shaver light and point, heated towel rail, extractor fan.



BATHROOM (SECOND ANGLE)



EXTERNALLY

GARDEN

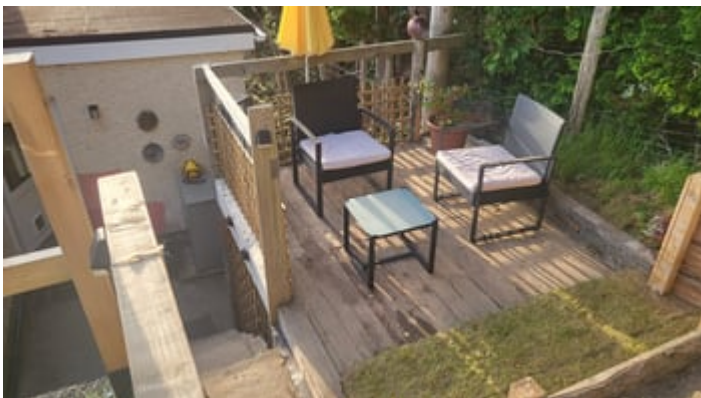
Here lies a rear terraced garden area laid to lawn with mature hedge boundary. The garden enjoys privacy and is not overlooked. The top tier is level with a great outlook.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



GARDEN (FIFTH IMAGE)



GARDEN (SIXTH IMAGE)



GARDEN (SEVENTH IMAGE)



CAR PORT

17' 2" x 12' 6" (5.23m x 3.81m). Attached to the property having gated access to the front. Possible garage.



PARKING

Gravelled off street parking area lies to the front of the property giving easy access onto the lean-to car port.



FRONT OF PROPERTY



PHOTOGRAPHS

Please note that all photographs were taken in Summer of 2023.

AGENT'S COMMENTS

Delightful property in a popular location.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council and has the following charges. Council Tax Band: 'C'.

MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Fibre Broadband directly into the property.



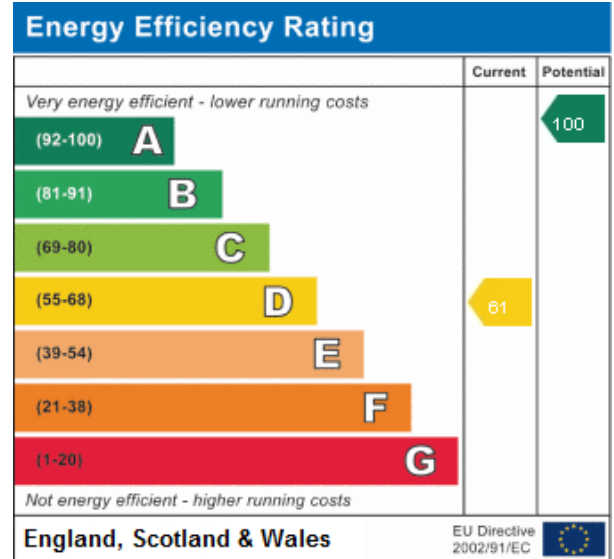
Directions

From Lampeter take the AA482 towards Aberaeron. Continue to Temple Bar crossroads, turning left at the former Temple Bar Inn onto the B4337. Continue 2 miles to Cribyn. Once reaching Cribyn, passing the old School on the right hand side, the property will be located on your left hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages



For further information or to arrange a viewing on this property please contact :

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